



University of Technology, Sydney

MP09\_0153 - Dr Chau Chak Wing Building

**Response to Submissions Report**

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Prepared by:

**RPS AUSTRALIA EAST PTY LTD**

Level 12  
92 Pitt Street  
Sydney NSW 2001

T: +61 8270 8300  
F: +61 8270 8399  
E: [sydney@rpsgroup.com.au](mailto:sydney@rpsgroup.com.au)

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15 Broadway,  
Ultimo NSW 2007

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## Appendices

### *AMENDED REPORTS & DOCUMENTATION*

|   |                                                                                         |
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| A | Traffic Impact Assessment (Revision A)<br>Prepared by ARUP                              |
| B | Addendum to the Dr Chau Chak Wing Building Noise Assessment<br>Prepared by Marshall Day |
| C | Reflectivity Report (Draft of Issue 2)<br>Prepared by Arup                              |
| D | Access Report<br>Prepared by Morris Goding Accessibility Consulting                     |
| E | Floor Space Schedule<br>Prepared by Gehry Partners                                      |
| F | Flood Risk Assessment<br>Prepared by ARUP                                               |
| G | Revised Quantity Surveyor Certificate of Cost<br>Prepared by RLB                        |

### *ADDITIONAL INFORMATION*

|   |                                                                                                                                                |
|---|------------------------------------------------------------------------------------------------------------------------------------------------|
| H | Section 94 Advice<br>Prepared by RPS                                                                                                           |
| I | Email correspondence MP 09_0153 Dr Chau Chak Wing, Ultimo<br>Sevda Huseyin (RTA) and Kate MacDonald (DP&I)                                     |
| J | Proposal to remove small Platanus street tree on the corner of Omnibus Lane and Ultimo Road<br>Prepared by Daryl Jackson Robin Dyke Architects |
| K | Notice of Determination – Approval – D/2011/882<br>Prepared by City of Sydney                                                                  |

## Separate Volume

Revised Architectural Drawings  
Prepared by Gehry Partners

Addendum to Stage 2 Environment Site Assessment; Revised Remedial Action Plan; & Interim Audit Advice  
(0503-1011-002)  
All prepared by EIS

## 1.0 Introduction

This Response to Submissions (RTS) has been prepared in accordance with procedures of the Department of Planning and Infrastructure (DP&I) for Part 3 application MP09\_0153, Building 14 14-28 Ultimo Road, Ultimo. The application was exhibited between 25 May 2011 and 24 June 2011 and received 8 submissions. Amongst all the submissions received, there were no fundamental objections to the proposed development proceeding, in fact throughout the submissions there is a considerable degree of support.

After considering the submissions in detail, together with close liaison with relevant specialists and authorities, issues raised have been addressed. These responses to the key issues are detailed in Section 2.0 of this report.

Amended plans have been prepared in response to the submissions and as part of design development (see Separate Volume). Whilst there are no major changes to the design, several consultant reports have been amended to accurately reflect the modified scheme. The amended reports and documentation are provided as appendices to this report. A summary of the modifications to the proposed design is also provided in Section 3.0, with an outline of the anticipated impacts of these changes.

### 1.1 Project Updates

There are several important updates to the project that have occurred since submission.

A Part 4 'integrated' development application (DA) was submitted to City of Sydney for the demolition of the existing carpark and the excavation, remediation, shoring and piling of the basement levels for the Dr Chau Chak Wing Building subject of this separate Part 3A Application. The DA required an approval under Section 91(3) of the Water Management Act 2000 from the NSW Office of Water and was also referred to Railcorp in accordance with Clause 85 of the State Environmental Planning Policy (Infrastructure) 2007 due to the site's proximity to rail infrastructure. The consent for these works has been received, operating from 12 October 2011. A copy of the Notice of Determination is provided at **Appendix K**. The Terms of Approval from NSW Office of Water and Railcorp were included at Schedule 3 of the Notice of Determination.

With the demolition, excavation and remediation works approved under the Part 4 application, a Revised Quantity Surveyor Certificate of Cost has been prepared to exclude these works in the cost of the subject Part 3A application. This is provided at **Appendix G**.

An Aboriginal Heritage Impact Permit (AHIP) is in the process of being sought, as follows:

- Amended submission to be lodged by first week in November.
- Approval of AHIP targeted for end November prior to commencement of bulk excavation.
- The Office of Environment and Heritage recommended to provide details of due diligence to be undertaken whilst the piling is being undertaken due to concerns that the 3 meters of overlying fill could contain some aboriginal artefacts. This was considered to be a remote possibility but needed to be considered.

## 2.0 Key Matters Raised

### 2.1 Statements of Support

There were a number of submissions received that were in support of the proposed development and/or certain aspects of the design. These statements of support are quoted below.

#### **City of Sydney**

- *The City supports the overall proposal by Gehry Partners.*
- *The City agrees that the building will create an iconic feature for the inner city that will contribute to and complement other key developments in the surrounding area.*
- *The City agrees that the proposal will create a new state of the art facility for the UTS Business School that will enhance learning and development opportunities for students.*
- *The City commends the building's design, which will create an iconic feature for Ultimo.*

#### **NSW Heritage Council**

- *Although the form and style of the proposed new building as illustrated in the submitted drawings and photomontages is considered to be in stark contrast to the heritage buildings adjacent and in the vicinity of the site, the new building will clearly read as a contemporary addition in the historic urban landscape. The proposed use of substantial masonry components to the building exteriors will reflect some of the character of the adjacent conservation area.*
- *The proposed connection to the future UPN (Ultimo Pedestrian Network) and the Ultimo Road Railway Underbridge from the new building which would provide for increased public access and appreciation of the Underbridge and other heritage items in area.*

#### **NSW Department of Transport**

- *The Department of Transport supports the reduced number of car parking spaces for the site.*
- *The Department of Transport encourages and supports the intention to provide additional access and other active uses in the future as part of a potential extension to the Ultimo Pedestrian Network.*

### 2.2 Issues Raised

The table below addresses the key relevant issues raised in the submissions relating to the proposed development. Some of the responses are further detailed in the description of the proposed revisions in Section 3.0.

| Topic Area    | Raised By      | #  | Key Issues                                                                                                                                                                                                                                                                                                                                      | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------|----------------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Public domain | City of Sydney | 1. | Proposed paving materials are not in accordance with the City's standard material palette detailed in the Sydney Street Design Code and are not supported.                                                                                                                                                                                      | Asphalt paving will be used on City of Sydney land, in accordance with the Sydney Street Design Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|               |                | 2. | The current proposal does not provide sufficient improvement to the public domain – vegetation is limited, no fixed seating and no other furnishings or lighting details.                                                                                                                                                                       | At the design meeting with Council on 10 August 2011 this was not raised any further, subject to resolution of the paving (addressed above) and tree planting (addressed below).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               |                | 3. | Clause 10 of the LEP requires development proposing a variation to the planning controls to contribute positively to the public domain. This includes upgrades to the public domain of the surrounding area. A Voluntary Planning Agreement (VPA) should be entered into with the City for the provision of appropriate public domain benefits. | <p>A VPA is not justified and there is no statutory basis on which it can be required.</p> <p>The proposal makes an outstanding contribution to the surrounding public domain with the provision of public forecourt entries, improved lighting, street tree planting and streetscape improvements and the construction of a building of unique and globally significant architectural merit. A further significant and wide reaching improvement to the public domain results from the proposal's design to integrate with the UPN at a future time when the various land owners enable it.</p> <p>Overall the introduction of university activities to this site will dramatically improve the safety, security and vitality of the public domain in this underutilised corner of Ultimo.</p> <p>The development will facilitate the public domain initiatives under the Sustainable Sydney 2030 Vision by marking the beginning of the 'the cultural ribbon' public trail.</p> <p>Given this exceptional contribution the development will provide to the public domain, together with the absence of any statutory requirement, a VPA is not warranted for this development.</p> |

|                                         |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Signage</b>                          | City of Sydney | <p>Proposed signage strategy is non-compliant with the Advertising Structures DCP 2005 including:</p> <ol style="list-style-type: none"> <li>4. Animated signs are discouraged in the City of Sydney, including mechanical moving signs and moving LED signs. The City does not support the tickertape signage.</li> <li>5. The City recommends that any illuminated signs have a consent period of three years.</li> <li>6. The three window signs to café windows on the West elevation and two window signs to café windows on the North elevation are inconsistent with the DCP and not supported.</li> </ol> | Signs are now deleted from the revised drawings. A separate DA for signage will be submitted at a later date.                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Transport</b>                        | City of Sydney | 7. The Transport Impact Assessment does not take into account the Chinatown Public Domain Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The Traffic Impact Assessment has been amended to address the Chinatown Public Domain Plan (see <b>Appendix A</b> ). Initiatives under the plan will result in significant improvement in pedestrian and bicycle accessibility in the local area, including proposed separated cycleways adjacent to the site.                                                                                                                                                                                            |
| <b>Bicycle Parking &amp; Facilities</b> | City of Sydney | <ol style="list-style-type: none"> <li>8. 170 bicycle spaces are considered appropriate for this development with around 130 being provided on the site, in accordance with the draft Sydney DCP and state rates.</li> <li>9. The bicycle racks on Ultimo Road at the top of the stairs are considered to be an unsafe location.</li> <li>10. The draft Sydney DCP requires CCTV to monitor bike parking areas and one personal Class 2 locker to be provided for each parking space.</li> </ol>                                                                                                                  | <p>The amended design accommodates 175 bicycle parking spaces on site, including 153 bicycle storage spaces in the basement and 22 spaces on 11 bicycle racks (accommodating 2 each) on the northern side of the building.</p> <p>These bicycle racks have been removed in the amended plans included at the Separate Volume.</p> <p>The amended plans include 100 bicycle lockers (50 double stacked). In addition there are over 300 lockers for use by staff and students throughout the building.</p> |

|                                  |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Landscaping</b>               | City of Sydney | <p>11. The removal of the tree to harmonise tree plantings is not an acceptable reason for tree removal.</p> <p>12. Crepe Myrtle is not an appropriate tree species for planting and plans should be amended to any of the following:</p> <ul style="list-style-type: none"> <li>➤ Brachychiton discolor (Queensland Lacebark)</li> <li>➤ Lophostemon confertus (Brush Box)</li> <li>➤ Koelreutaria paniculata (Golden Rain Tree)</li> <li>➤ Populus simonii (Simons Poplar)</li> </ul> | <p>Justification for the removal of the tree provided in statement prepared by Daryl Jackson Robin Dyke Pty Ltd at <b>Appendix J</b>.</p> <p>The drawings now reflect Brush Box on Mary Anne Street and Golden Rain Tree on corner of Omnibus Lane as discussed with City of Sydney and the Department of Planning and Infrastructure.</p>                                                                                     |
| <b>Noise</b>                     | City of Sydney | <p>13. Consideration of limiting operation of outdoor areas for events/functions to 10pm with no speakers provided in these areas.</p> <p>14. CoS notes that specific details on how community consultation in regard to noise control is undertaken is not included.</p> <p>15. CEMP needs to address noise constraints stated for noisy works.</p>                                                                                                                                    | <p>UTS confirm this is acceptable with the exception of the ground floor forecourt entry plazas.</p> <p>Marshall Day Acoustics have prepared an addendum to the Dr Chau Chak Wing Building Noise Assessment providing additional details relating to community consultation and complaints handling procedures (refer to <b>Appendix B</b>).</p> <p>A detailed CEMP will be updated prior to commencement of construction.</p> |
| <b>Development Contributions</b> | City of Sydney | <p>16. The City does not support any exemption from Section 94 contributions.</p>                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Refer to the additional justification for this included in the letter from RPS at <b>Appendix H</b> of this report.</p>                                                                                                                                                                                                                                                                                                     |
| <b>Access</b>                    | City of Sydney | <p>17. Access Review should be updated to ensure compliance with the Access to Premises standards.</p> <p>18. Steps and ramps provided are not acceptable in terms of access requirements.</p>                                                                                                                                                                                                                                                                                          | <p>Access report has been reviewed and updated accordingly (refer to <b>Appendix D</b>).</p> <p>Steps and ramps will comply with the relevant Australian access standards, with details provided prior to commencement of construction.</p>                                                                                                                                                                                    |
| <b>Owners Consent</b>            | City of Sydney | <p>19. The projection into Omnibus Lane will require owners consent from the City of Sydney.</p>                                                                                                                                                                                                                                                                                                                                                                                        | <p>This consent is currently being sought and will be provided to DPI as soon as it is received.</p>                                                                                                                                                                                                                                                                                                                           |
| <b>Air Quality</b>               | City of Sydney | <p>20. There is a Children's Day Care Centre opposite the site and there</p>                                                                                                                                                                                                                                                                                                                                                                                                            | <p>The Executive Summary of the Air Quality Impact Assessment</p>                                                                                                                                                                                                                                                                                                                                                              |

|                     |                                                |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     |                                                | has been no comment regarding whether it is likely that offensive odours/fumes will result.                                                                                                                                                                                                                                                                                         | states 'no significant air quality impacts are expected to result from operation of the facility' (see EA Appendix 6.19).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Flooding</b>     | City of Sydney<br>(raised at 10.08.11 meeting) | 21. Flood gate mechanism is not satisfactory, and a physical free board is preferred for new buildings.                                                                                                                                                                                                                                                                             | Additional flood analysis study was undertaken by Arup's in discussion with City of Sydney and is provided at <b>Appendix F</b> .<br><br>The outcome of this flood study is that the flood level on Ultimo Road is very similar to the original desk top study undertaken. UTS consider a flood gate an acceptable solution to protect their asset from the 1:100 year flood event.<br><br>This additional flood analysis also raised potential 1:100 year flood risk on Mary Ann Street. The design team have raised the slab for the northern end of the building around the cafe area and associated plaza onto Mary Ann Street which mitigates this issue. This is also demonstrated in the updated floor plans provided as a separate volume.                                |
| <b>Reflectivity</b> | NSW Department of Education and Communities    | 22. The applicant must design the facade to ensure glare impacts from the building do not adversely impact the neighbouring TAFE building.<br><br>23. The areas potentially impacted by glare will include meeting rooms office spaces and practical training. The mitigation measure of blinds is not supported as it reduces natural light and energy efficiency of the building. | Amendments to the building façade have resulted in some alterations to reflectivity and a consequential review and update of the Reflectivity Report prepared by ARUP (see <b>Appendix C</b> ). Whilst the new façade will not result in significant changes to the reflectivity from the building, the glare impacts to the neighbouring TAFE buildings will be to an acceptable level, in accordance with the UDP. The updated reflectivity report highlights features incorporated in the development design that will reduce glare. It further acknowledges that reflectivity to the adjacent TAFE building will be unlikely to increase because the high glare potential of direct morning sunlight that currently reaches the building will be shielded by the development. |
| <b>Crime and</b>    | Steven Ong,                                    | 24. The building will block sunlight to                                                                                                                                                                                                                                                                                                                                             | The proposed development will                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                      |                                          |                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>        | Strata<br>Manager (SP<br>70437)          | Omnibus Lane during the day,<br>creating safety concerns. The Lane<br>does not have street lighting,<br>raising night safety concerns.<br>Consequential request for a<br>camera and street lighting in<br>Omnibus Lane.                                                                                                                                                       | provide additional lighting on<br>the site and light to adjacent<br>public areas and roads. The<br>glazing at the lower floor levels<br>will provide light, particularly to<br>Omnibus Lane.<br><br>The forecourt entry plazas will<br>be lit and on-site security staff<br>and patrols employed to<br>maximise security.<br><br>The area will have improved<br>lighting as a consequence of<br>the development.<br><br>In addition to the design and<br>management measures, the<br>safety and security of the<br>surrounding locality will be<br>greatly improved through the<br>operation of the building which<br>will draw activity of a large<br>number of people.<br><br>With, the above, local safety<br>will be greatly improved by the<br>development. |
| <b>Heritage</b>      | Office of<br>Environment<br>and Heritage | 25. The process to identify/consult with<br>possible Aboriginal stakeholders<br>has not been in keeping with the<br>OEH Aboriginal Cultural Heritage<br>Consultation Requirements for<br>Proponents 2010.                                                                                                                                                                     | Appropriate Aboriginal<br>consultation was conducted as<br>per the DP&I consultation<br>guidelines <i>DEC (2004): Interim<br/>Community Consultation<br/>Requirements for Applicants</i> .<br>Any future heritage works will<br>include Aboriginal consultation<br>as required under the OEH's<br><i>Aboriginal Cultural Heritage<br/>Consultation Requirements for<br/>Proponents, 2010</i> .                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Contamination</b> | Office of<br>Environment<br>and Heritage | 26. The Remedial Action Plan is not<br>explicit in terms of assessing<br>potential off-site migration of<br>petroleum hydrocarbons and<br>should be amended to detail: <ul style="list-style-type: none"> <li>➤ Number of off-site groundwater<br/>wells</li> <li>➤ Locations of off-site<br/>groundwater wells</li> <li>➤ Frequency of groundwater<br/>monitoring</li> </ul> | Four off-site groundwater<br>monitoring wells were originally<br>proposed and this has since<br>been increased to 6 wells.<br><br>The RAP is now subject to<br>Interim Audit Advice prepared<br>by JBS Environmental. The<br>advice has resulted in a<br>revised RAP prepared by EIS,<br>and Revised Phase 2<br>Contamination Assessment<br>prepared by EIS. This is<br>provided as a separate volume<br>due to the large size of the<br>document.<br><br>On the basis of the successful<br>implementation of the<br>proposed remediation/<br>management measures<br>outlined in the Remedial Action<br>Plan (RAP), the auditor<br>considers that the site is                                                                                                    |

capable of being made suitable for the proposed use, subject to the implementation of ongoing management measures required to be documented in an ongoing Environmental Management Plan (EMP).

|                              |                                                |                                                                                                                                                       |                                                                                                                                                                                                                                                                    |
|------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Loading and Servicing</b> | Sydney Regional Development Advisory Committee | 27. Concerns with regard to the adequacy and operation of the loading provision – details have not been provided and shall be prior to determination. | The concerns regarding details of servicing/loading vehicles have been withdrawn with RTA deeming additional information to be no longer required in an email to Kate McDonald of DP&I on 15 July 2011. This email is provided at <b>Appendix I</b> for reference. |
| <b>UTS Capacity</b>          | Unknown submitter                              | 28. The university has enough sites to cater for education with rooms and areas not being used or handled negligently.                                | As outlined in the EA, The proposal is for new offices and teaching facilities for the faculty of business which has out grown its existing premises in Haymarket and the projected growth of this faculty. It forms part of the UTS City Campus Masterplan 2020.  |

## 3.0 Proposed Modifications

The proposal has been subject to a series of minor design modifications as a consequence of responding to submissions and design optimisation and development. The plans showing these amendments are provided in a Separate Volume. They display a higher level of detail than the original resulting from closer design consideration for the construction phase. This section provides a summary of the proposed changes.

### 3.1 External Modifications

Minor modifications are proposed to the building articulation with the overall fluid shape and visual presentation of the building retained. These minor changes are attributed to responses to the site surrounds and advancements in the building layout design for improved use of internal space.

The environmental impacts associated with the submitted scheme are stated in the EA. The minor external modifications presented in the amended plans will not result in any substantial change to the effects reported. There will be a series of design improvements, enhancing the amenity of the development and surrounds. These are discussed as follows.

The amended plans achieve improved unity and definition in the building design through the replacement of recessed and aligned windows with punched windows throughout the building, particularly at the lower levels. These will add to the design interest of the building, complementing the obscure shape and adding to the layering effect of the external face. Distorted view lines from the angled punctured windows will also have the effect of increasing privacy of neighbouring buildings.

The shape and angles of the glazed panels on the western facade have been slightly altered to minimise encroachments over the boundary and the overall impacts of the façade whilst achieving the same visual effect. The modified façade does not increase the overall height of the building.

Some modifications are proposed to the roof decks with the addition of planters to enhance privacy and soften the appearance of these areas.

Signage has been removed and will be subject to a separate application that responds in detail to the approved development.

### 3.2 Internal Modifications

The internal layout of the building has advanced to incorporate additional features and improved configurations. Additional detail is provided on the plans regarding the treatment of internal features, as well as minor reconfigurations to display full accommodation of the required areas and services. Features such as dividers, louvers, cupboards, lockers and details of balustrades are now shown. The specific uses of areas within the building have also been nominated for areas where this was not shown on the original plans.

With slight alterations to the building shape the gross floor area (GFA) has reduced by 18sqm to 15,470sqm which equates to an FSR of 5.49:1, which remains under the maximum permitted FSR of 5.5:1. Refer to **Appendix E** for the Floor Space Schedule for the amended design. This change does not alter the building bulk and appearance.

There are also modifications to the layout of the basement level, reducing the number of car parking spaces from 28 to 21, providing space for an additional 92 bicycle storage spaces. This represents a significant further shift in the transportation focus of the building and is a major additional sustainability initiative of the project.

Greater continuity with the external design has been achieved through incorporating obscure layered complex design within the building, particularly at the lower levels that may engage the interest of tourists and visitors. This is achieved in particular, through fluid shapes of internal structures with layering and protrusions alike to the external façade to the stairs and internal walls.